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## **OFFICE OF THE COUNTY AUDITOR INTEROFFICE MEMORANDUM**

TO: All Council Members  
FROM: Lauren M. Smelkinson, County Auditor  
DATE: October 15, 2013  
SUBJECT: Addendum to Council Meeting Notes

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Please find attached an addendum (MB-2) to the Council Meeting Notes issued October 10, 2013.

This item will be discussed at the October 15, 2013 work session for the October 21, 2013 Council meeting.

Attachment

cc: notes distribution list

MB-2 (Res. 99-13)

Council District(s) 4

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Mr. Quirk (By Req.)

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Department of Permits, Approvals and Inspections

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Conveyance of Property – Owings Mills Boulevard Phase II

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This resolution authorizes the County to convey approximately 2.9 acres of undeveloped parkland, located at the future intersection of Owings Mills Boulevard and Winands Road and valued at \$203,000, to Joseph Schnaper. In exchange for the 2.9-acre conveyance (and an agreement by the County to bear certain development costs on behalf of Mr. Schnaper), Mr. Schnaper will convey to the County approximately 9.5 acres of open space, consisting of two parcels contiguous to Wildwood Park and valued at \$2.49 million, combined. The exchange will allow the County to comply with the terms of the State's consent and release of Program Open Space restrictions on existing parkland needed to construct the Owings Mills Boulevard extension across Wildwood Park. Under the consent and release agreement, all lost parkland, including the 2.9 acres being conveyed, will be replaced with specific open space contiguous to Wildwood Park; the replacement open space includes the 9.5 acres being exchanged. See Exhibit A.

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Fiscal Summary

Value of Property to be Conveyed	Value of Property to be Received	Notes
\$ 203,000 <sup>(1)</sup>	\$ 2,490,000 <sup>(1)</sup>	<sup>(1)</sup> Appraised value, according to Robert W. Kline, review appraiser for the County. In addition to the \$203,000 property conveyance, the County is providing relief to the other party involved in the property exchange by bearing certain development costs on the other party's behalf, including the cost of constructing approximately 1,250 linear ft. of Owings Mills Boulevard across the other party's planned development.

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### Analysis

On September 19, 2011, Muller-Casella Associates, Inc. completed an appraisal of the 9.5-acre property to be acquired, recommending a value of \$2,490,000. After review and analysis, on December 20, 2011, Robert W. Kline, review appraiser, concurred with the \$2,490,000 appraisal. On January 24, 2012, Page Appraisal Company completed an appraisal of the property, recommending a value of \$1,970,000. On March 21, 2012, Robert W. Kline, review appraiser, rejected the \$1,970,000 appraisal.

On September 19, 2011, Muller-Casella Associates, Inc. completed an appraisal of a 2.93-acre property, which contains the 2.9-acre property to be conveyed to the County, recommending a value of \$231,800, based on a unit value of \$70,000 per acre. After review and analysis, on March 21, 2012, Robert W. Kline, review appraiser, concurred with the \$231,800 appraisal. The Department advised that the acreage being conveyed by the County was slightly reduced, resulting in the final recommended value of \$203,000 (also based on the unit value of \$70,000 per acre). On January 24, 2012, Page Appraisal Company completed an appraisal of the 2.93-acre property, recommending a value of \$480,000. On March 21, 2012, Robert W. Kline, review appraiser, rejected the \$480,000 appraisal.

The 2.9-acre property to be conveyed to Joseph Schnaper is part of Wildwood Park and consists of unimproved parkland that is currently subject to State Program Open Space (POS) restrictions. The property would be separated from the park after the construction of the Owings Mills Boulevard extension and according to the Department would no longer be viable park property.

In July 2013, as part of Mr. Schnaper's development plan for the Pikeswood Apartments (located at the future intersection of Owings Mills Boulevard and Liberty Road), the Department of Permits, Approvals and Inspections approved the 9.5-acre open space conveyance and the County's assumption of certain developer responsibilities/costs (including construction of the portion of the Owings Mills Boulevard extension crossing the Pikeswood Apartments development).

In August 2013, the State consented to release from POS restrictions the 2.9 acres to be conveyed, as well as other parkland acreage at Wildwood Park to be used for construction of the Owings Mills Boulevard extension; the State's release is contingent on the County's fulfillment of an obligation to replace the lost POS acreage with specific adjacent acreage, including the 9.5-acre property to be conveyed to the County.

County Code, Section 3-9-103(d)(1), requires Council approval of real property exchanges where the value of the property to be conveyed by the County exceeds \$25,000.

EXECUTIVE SUMMARY

PROGRAM TITLE:	Wildwood Park Exchange
PROJECT NO.:	N/A
FISCAL MATTER:	Resolution
PROPERTY OWNER:	Baltimore County, Maryland
PROPERTY INTEREST TO BE CONVEYED:	2.9 acres (126,324 sq. ft.) +/-
LOCATION:	Owings Mills Boulevard Randallstown, Maryland
CONSIDERATION:	The consideration for this conveyance will be the conveyance of real property totaling 9.5 acres +/- by Joseph Schnaper, for the construction of the portion of Owings Mills Blvd. Phase II through the property shown on the approved development plan, now known as the Schnaper Property.
PURPOSE OF PROJECT:	To obtain approval of the County Council to convey 2.9 acres of County owned property, conveyed to the County by New Wildwood Park Property Corporation, to Joseph Schnaper.
LIMITS OF PROJECT:	Winands Road to Liberty Rd., a distance of 0.8 miles and 0.39 miles along Liberty Rd,

Prepared by: Department of Permits, Approvals &  
Inspections